

City Council Introduction: **Monday**, September 9, 2002
Public Hearing: **Monday**, September 16, 2002, at **1:30 p.m.**

Bill No. 02-132

FACTSHEET

TITLE: **STREET & ALLEY VACATION NO. 02006**, requested by J. Michael Rierden on behalf of Cotswald Management, L.L.C., to vacate the north-south alley from the south line of "M" Street to the north line of the east-west alley in Block 83, Original Plat of Lincoln, generally located west of South 7th Street, between "L" and "M" Streets.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 6/12/02
Administrative Action: 6/12/02

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'; Krieser absent).

FINDINGS OF FACT:

1. The Planning staff recommendation to find the proposed alley vacation to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3, concluding that this alley is not necessary to accomplish the goals of the Comprehensive Plan.
2. On June 12, 2002, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed alley vacation to be in conformance with the Comprehensive Plan.
4. The City Clerk has determined that the provisions of Chapter 14.20 of the Lincoln Municipal Code have been met.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: September 3, 2002

REVIEWED BY: _____

DATE: September 3, 2002

REFERENCE NUMBER: FS\CC\2002\SAV.02006

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Street and Alley Vacation #02006

DATE: May 24, 2002

PROPOSAL: To vacate the north-south alley from the south line of "M" Street to the north line of the east-west alley in Block 83 Original Plat of Lincoln.

LAND AREA: 1,420 square feet, more or less (10' x 142')

CONCLUSION: This alley is not necessary to accomplish the goals of the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The north-south alley from the south line of "M" Street to the north line of the east-west alley in Block 83 Original Plat of Lincoln, located in the NW 1/4 of Section 26, T10N, R6E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: West of S. 7th Street, between "L" and "M" Streets

APPLICANT: Cotswald Management, L.L.C.
645 "M" Street, Suite 200
Lincoln, NE 68508

CONTACT: J. Michael Rierden
645 "M" Street, Suite 200
Lincoln, NE 68508
(402) 476-2413

SURROUNDING LAND USE AND ZONING:

North:	I-1	Parking lot
South:	I-1	Warehouse/industrial buildings
East:	I-1	Warehouse/industrial buildings
West:	I-1	Industrial buildings and railroad line

COMPREHENSIVE PLAN SPECIFICATIONS: The 1994 Comprehensive Plan designates this area as Industrial.

HISTORY: This property was converted from L Heavy Industrial to I-1 Industrial in the **1979 Zoning Update**.

UTILITIES: There are no public utilities in the alley.

TOPOGRAPHY: Flat

TRAFFIC ANALYSIS: S 7th, “L” and “M” Streets are classified as a local streets.

PUBLIC SERVICE: City of Lincoln Fire and Police

ENVIRONMENTAL CONCERNS: The entire alley is located in the flood plain.

ANALYSIS:

1. This alley is entirely covered by a building which was constructed in approximately 1925 according to the applicant. The earliest building permit record for that address is 1935. In either case, the building has been there for more than 50 years.
2. In most right-of-way vacations within the flood plain, a conservation easement is required in order to preserve the flood storage area. In this case, an easement is not appropriate - the building is already there.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

Jason Reynolds
Planner

STREET AND ALLEY VACATION NO. 02006

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

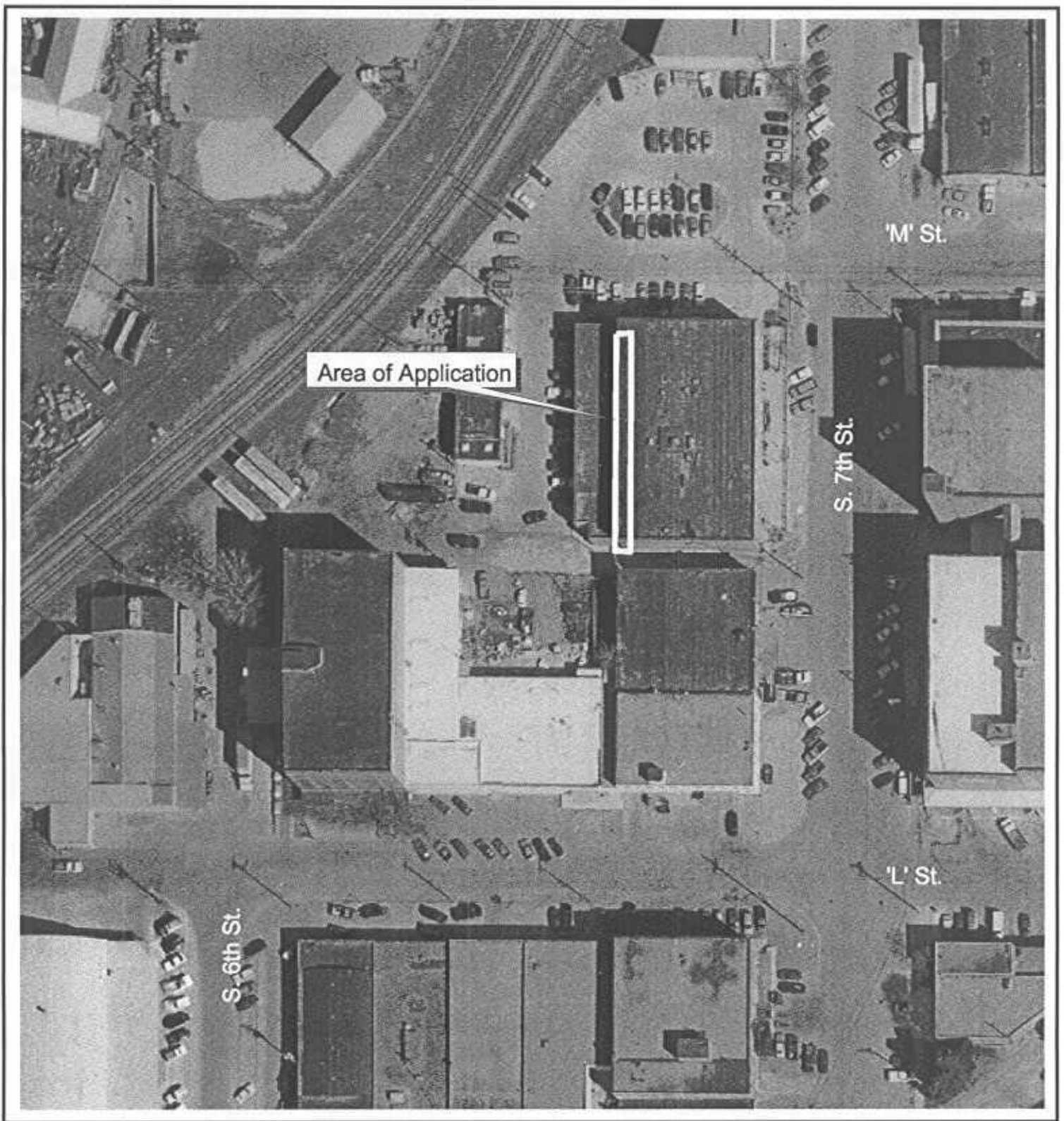
June 12, 2002

Members present: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor; Krieser absent.

The Consent Agenda consisted of the following items: **FINAL PLAT NO. 02013, HERITAGE LAKES ADDITION and STREET AND ALLEY VACATION NO. 02006.**

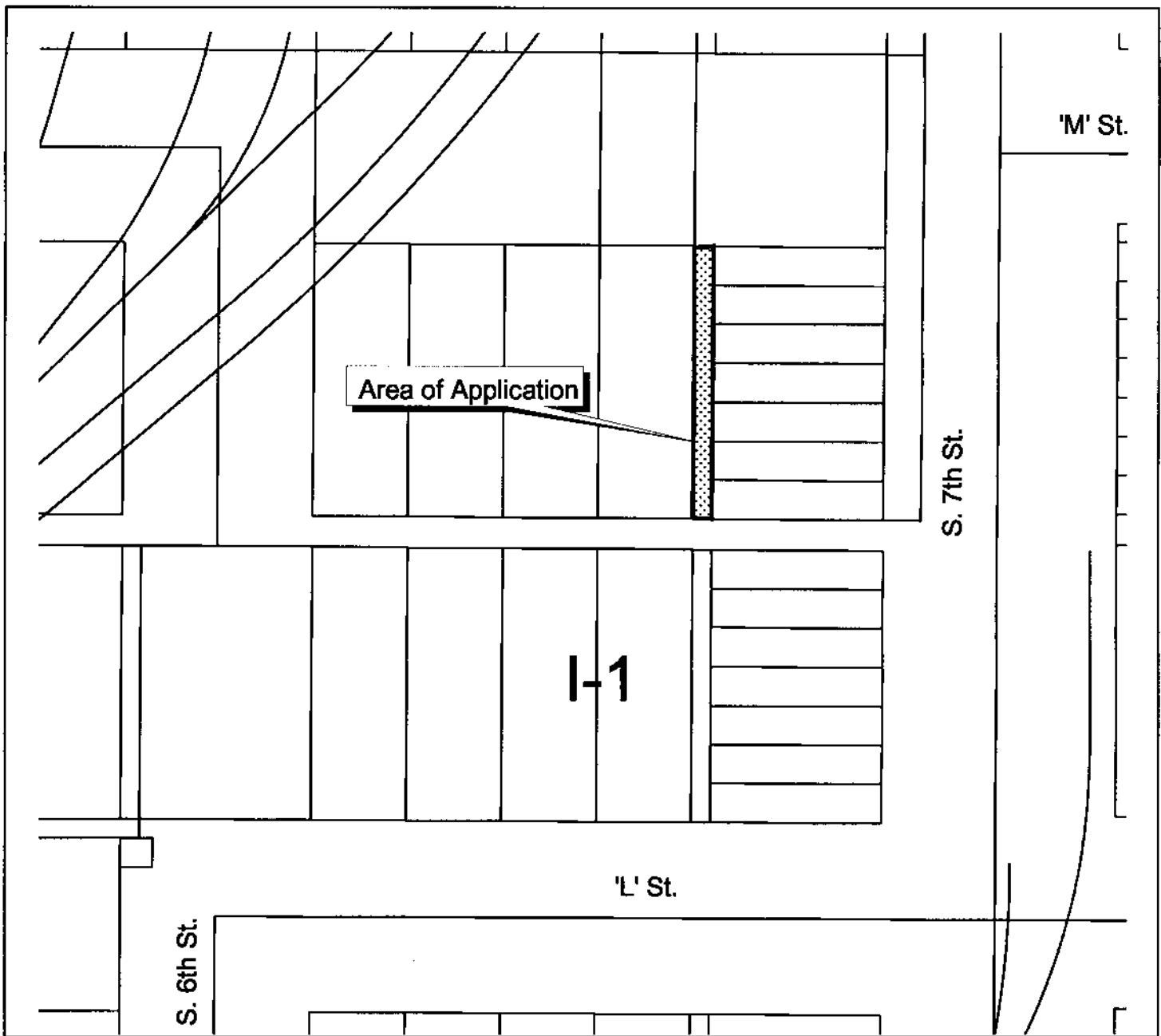
Carlson moved to approve the Consent Agenda, seconded by Newman and carried 8-0: Carlson, Duvall, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'; Krieser absent.

Note: This is final action on the Heritage Lakes Final Plat No. 02013, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



Street & Alley Vacation #02006
S. 7th & M Street (N-S Alley)



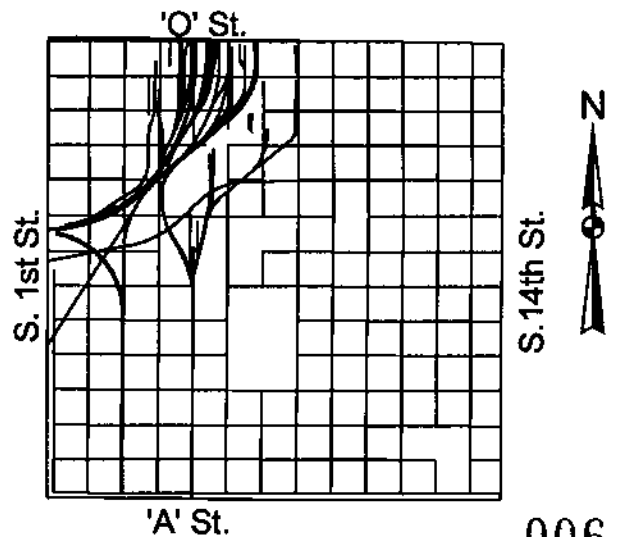
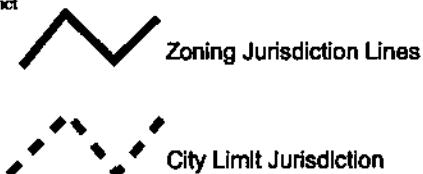


Street & Alley Vacation #02006 S. 7th & M Street (N-S Alley)

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 26 T10N R6E



006

Lincoln



Nebraska's Capital City

May 13, 2002

Lincoln City/Lancaster County
Planning Commission
Lincoln, NE 68508

RE: Vacating the North-South Alley from the South Line of "M" Street to the North Line of the East-West Alley in Block 83 Original Plat of Lincoln

Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a petition from Cotswold Management, LLC., owners of Lot 3 Block 83 Original Plat of Lincoln and Lots 1 through 7, Lincoln Land Company's Subdivision of Lots 1 and 2, Block 83 Original Plat of Lincoln, to vacate the above described public right-of-way. Petitioner requests this vacation because their building has been on the alley since 1925 and a recent sale indicated the alley was never vacated.

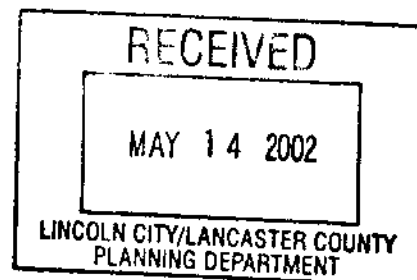
There are no known utilities in this alley. Public Works recommends approval of this vacation request. This vacation contains an area of 1,420 square feet, more or less.

Sincerely,



Byron Blum
Engineering Services

cc: Mayor Wesely
Allan Abbott
Kent Morgan
Marc Wullschleger
Roger Figard
Nicole Fleck-Tooze
Joan Ross
Clint Thomas
Dana Roper



Vac Blk 83 tdm.wpd

007

VACATED BY VIADUCT ORG

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20 2/7

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50	40	"	

142	15	14
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	" 4	
	" 5	
	" 8	
	7.00	

Handwritten data from a 1960s US Census form for a household of 7 people. The form includes fields for sex, age, and marital status. The data is as follows:

Person	Sex	Age	Marital Status
1	Male	20	Single
2	Female	15	Single
3	Female	14	Single
4	Female	13	Single
5	Female	12	Single
6	Female	11	Single
7	Female	10	Single

Total number of people: 7

128	50	60
142	15	14
50		1
142	VAC. GRD.	
18	17	

50	0
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